

***Village of Barrington
Architectural Review Commission
Minutes Summary***

Date: April 27, 2006

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: John Julian III, Chairperson
Joe Coath, Vice Chairperson
Karen Plummer, Commissioner
Marty O'Donnell, Commissioner
Mimi Troy, Commissioner

Staff Members: Jim Wallace, Director of Building and Planning; Brooke Zurek, Planner.

Call to Order

Mr. Julian called the meeting to order at 7:08 p.m.

Roll call noted the following: John Julian III, Chairperson, present; Joe Coath, Vice Chair, present; Karen Plummer, present; Marty O'Donnell, present; Mimi Troy, present; Stephen Petersen, absent; Lisa McCauley, absent.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Mr. Julian announced the order of proceedings.

Old Business

ARC 06-05 Carlstrom Residence, 650 S. Grove (Historic) Public Hearing
Petitioner: Jim Carlstrom, Owner

The applicant is seeking approval of a Certificate of Appropriateness for alteration to a non-contributing property in the H Historic Preservation Overlay District. The Petitioner is proposing to add a second story addition to the existing house.

Mr. Carlstrom addressed the comments made by the ARC at the preliminary meeting. He listed the changes made and noted he would like to discuss with the ARC the proposed aluminum clad windows as well as a window located off the master bathroom.

Mr. Carlstrom was asked to explore different options for the dormers.

Mr. Coath stated that the changes made to the dormers are not an improvement from what was on the original plans. He added he prefers the double hung shown on the original plans.

Ms. Troy agreed the original dormers looked better. She added that the changes to the porch columns are an improvement.

Mr. Carlstrom stated they would like to keep the window in the master bathroom located above the tub as is due to a privacy issue.

Mr. Julian asked the ARC if the following are acceptable:

1. The shed dormer
2. The single garage door expressed as two.
3. The smooth cementitious siding.

A consensus showed that the three points listed are acceptable to ARC.

Mr. Coath stated that the window above the overhead garage door should be shifted down. He stated it did not need to be enlarged, only shifted down.

Discussion was heard on the rake and cornice detail.

Mr. Julian asked for a consensus on the use of aluminum clad windows. The consensus showed that the aluminum clad windows are not acceptable and wood must be used.

Mr. Carlstrom stated he will use Marvin Ultimate Series Wood Windows.

Chairperson Julian exited the meeting.

The following conditions were noted during discussion:

1. The dormer gable ends shall have a box return that is flush with the fascia line.
2. The garage rake shall have a horizontal element that connects the two returns.
3. The dormer window configuration from the original plans presented at the preliminary meeting shall be used.
4. Marvin Ultimate Series Wood Windows shall be used.
5. The window above the overhead garage door shall be shifted down.

Ms. Troy made a motion to approve ARC 06-10 as presented with conditions described by Staff. Mr. O'Donnell seconded the motion.

Aye: Coath, Plummer, O'Donnell, Troy, Petersen. Nay: None. Motion carried.

New Business

ARC 06-07 Hurzeler New SFR, 132 W. Lincoln (Historic) Preliminary Meeting

Petitioner: John Hurzeler, Owner

The applicant is seeking approval of a Certificate of Appropriateness for new construction of a non-contributing house in the H Historic Preservation Overlay District. The petitioner plans to build a new single family residence where a duplex currently stands.

Mr. Hurzeler gave an overview of the proposed plans. The plans for the single family residence include a front loading two car garage on a fifty foot lot.

Mr. O'Donnell stated he is concerned with a garage located on the front elevation of a house in the Historic District.

Mr. Coath agreed with Mr. O'Donnell's concerns about the garage.

A poll of the ARC Committee showed a consensus that a garage that is on the front elevation is not acceptable.

Mr. Hurzeler was informed that a new plan would be required after other options were explored for an alternative to the front loading garage. Garages located in the front of the house are not acceptable in the Historic District and the petitioner will resubmit new plans and come before the ARC at a later date.

ARC 06-14 GE Healthcare, 540 W. Northwest Highway (Non-Historic) Preliminary Meeting
Petitioner: Peter Kucha, John Chapman; Eppstein Uhen Architects

The Petitioner is seeking a Certificate of Approval (COA) for the redevelopment of a commercial site.

Mr. Chapman gave an overview of the proposed plans. He displayed images of the proposed buildings and plantings as well as samples of the materials to be used. Materials include a black masonry brick and clear glass for the windows, as well as a frosted glass to be used at the top windows.

Mrs. Plummer made a motion to recommend approval of ARC 06-14 to the Village Board as proposed and amended. Ms. Troy seconded the motion.

Aye: Julian, Coath, Plummer, O'Donnell, Troy. Nay: None. Motion carried.

ARC 06-15 Foundry Master Sign Plan, 700-764 W. Northwest Highway (Non-Historic) Public Hearing
Petitioner: Peter Sellis, The Foundry Center, Inc.

The petitioner requests approval of a Master Sign Plan. The ARC must approve the Master Sign Plan.

Mr. Sellis presented the master sign plan for the Foundry of Barrington and explained the details of it.

Ms. Zurek explained that Staff reviews all sign permits.

Ms. Plummer moved approve ARC 06-15 subject to conditions noted by Staff. Mr. O'Donnell seconded the motion.

Aye: Julian, Coath, Plummer, O'Donnell, Troy. Nay: None. Motion carried.

ARC 05-05 Shops at Flint Creek, 500 N. Hough (Non-Historic) Final Details
Petitioner: Todd Berlinghof, Hamilton Partners

Mr. Berlinghof presented final details for the waterfall and signage for the Shops at Flint Creek.

Ms. Zurek stated that Staff had no comment.

Ms. Plummer moved to approve final details for ARC 05-05 as presented. Mr. O'Donnell seconded the motion.

Aye: Julian, Coath, Plummer, O'Donnell, Troy. Nay: None. Motion carried.

*Note that Mr. Julian excused himself and left the meeting at 9pm.

Adjournment

Ms. Plummer moved to adjourn the meeting. Mr. Coath seconded the motion. Voice note recorded all Ayes. The motion carried.

Meeting adjourned at 9:56 pm

Respectfully submitted,

Shannon Conroy

Recording Secretary

John Julian III, Chairperson
Architectural Review Commission